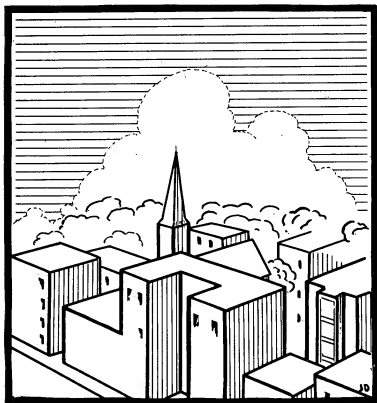




CANADA

# HALIFAX



## HOUSING ATLAS

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#### PREFATORY NOTE

The Dominion Bureau of Statistics has based this statistical atlas upon 1941 housing census data. It is not an official publication for general distribution but has been designed rather to summarize available census data for the local study of housing in the Halifax area.

The Bureau gratefully acknowledges the assistance of Mr. George T. Bates, of Halifax, in providing special material used in the preparation of housing maps herewith presented.

S. A. CUDMORE,  
DOMINION STATISTICIAN.

## HOUSING IN HALIFAX, 1941

### Introductory:

In the following pages will be found two sets of 1941 housing and population data for the city of Halifax. The first includes three groups of statistical records, one for the city proper, another for the metropolitan fringe surrounding the city, and a combined record for the whole metropolitan area. The second set is in map form and covers only the city proper. Its purpose is to provide a basis of visualising the housing conditions of the wage-earner group of households, i.e., those in which the household head is a wage-earner. This is a large group including 68 per cent of all households in Halifax.

### Comments on Halifax Housing, 1941

Statistical tables following this commentary provide a summary of data collected during the 1941 housing census of every tenth occupied dwelling in the Halifax metropolitan area. Besides the city of Halifax proper, the metropolitan area included Dartmouth, the polling divisions of Cole Harbour, Ferguson's Cove, and part of those for Bedford Basin and Northwest Arm. The material presented in these tables covers all types of households, whereas the maps in the second section relate only to wage-earner households in the city proper. Households with wage-earner heads comprised 71 per cent of all those in the metropolitan fringe and 68 per cent of those in the city proper. These percentages are typical of the larger Canadian cities.

Much has happened in Halifax since June, 1941, and housing census records do not provide a completely accurate picture of the existing situation. They do give useful background material, however, on a basis sufficiently up-to-date to serve as a guide to intensive studies of the housing problem. They also provide a basis of comparison with conditions in other cities; independent surveys seldom do this because of different methods and differences in the kinds of data collected.

The 1941 population of the Halifax metropolitan community recorded by the census was 91,829. Of this total 76.8 per cent lived in the city proper and 23.2 per cent in the metropolitan fringe. Growth since 1931 has been much more rapid in the fringe area than in the city, amounting to 43.2 per cent and 19.0 per cent respectively. These figures of growth are approximately double those for the 12 combined metropolitan areas\* of Canada.

In 1941 the Halifax metropolitan community included 19,702 households of which 13,514 were in the city proper, and 2,148 of the remainder were in Dartmouth. In the city of Halifax 36 per cent of dwellings were occupied by the owners, and in the fringe area the corresponding percentage was 41. At the beginning of June, 1941 there were only 57 vacant dwellings in Halifax and 8 in Dartmouth. Some of these almost certainly were unfit for human habitation, while others would be vacant only temporarily. Contrary to the condition which might be expected from growth figures between 1931 and 1941, households in the fringe area had occupied present quarters for a longer average period than those in the city proper, viz., 9.1 years as compared with 8.2 years. Part of the explanation for this is to be found in the higher proportion of home owners in the fringe area. Tenants move more frequently than home owners.

### Description of Dwellings:

In the fringe area 82 per cent of occupied dwellings were single houses, but in the city proper the percentage was only 43. Another 44 per cent of dwellings in the city were flats or apartments as compared with only 10 per cent in the fringe area. Proportions of semi-detached or double houses amounted to 8 per cent in the fringe and 9 per cent in the city, with rows or terraces making up the small residue. In the city proper, 17 per cent of homes were in buildings with 4 or more dwelling units as compared with 3 per cent in the fringe. Over 90 per cent of dwellings in the metropolitan area were surfaced with wood, there being no significant difference in proportions for city and fringe. Homes in the fringe area were generally in a better condition of external repair than those in the city proper. In the city 24 per cent, and in the fringe 18 per cent were in need of external repair, i.e., one or more of the following required attention: foundations, outside walls, roofs, chimneys, stairways, or steps approaching the main entrance.

Dwellings were comparatively large, averaging 5.5 rooms in both the fringe area and city proper. Six rooms was the predominant size, with the fringe area having a higher proportion of six-room homes and a lesser proportion of smaller ones. The proportion of homes with 8 rooms or more was 13 per cent in both city and fringe.

\* Halifax, Saint John, Quebec City, Montreal, Ottawa, Toronto, Hamilton, London, Windsor, Winnipeg, Vancouver and Victoria.

### Description of Households:

In the housing census the household is the complete group of persons occupying a dwelling unit. Not infrequently, the household includes lodging families and may also include two or more separate house-keeping units in the dwelling. It is the most significant unit for measurements of crowding. The mere presence of lodging families, of course, provides a rough index of crowding.

Households averaged 4.4 persons in the Halifax fringe area and 4.9 persons in the city area. When compared with corresponding averages of rooms per dwelling, these figures indicate an over-all average of more than one room per person. Such averages, however, are deceptive, since many households are not located in dwellings with an adequate number of rooms. Actually, there were 3,500 dwellings in the city proper in which occupant households had less than one room per person. Presumably crowding was somewhat less severe in the fringe area since dwellings were just as large, on average, and households were slightly smaller.

Halifax ranked high among Canadian cities, both in households with lodgers and with lodging families. In the city proper, 14 per cent of households kept lodgers, and 17 per cent included lodging families. In the fringe area, the corresponding percentages were 8 and 11. Even in 1941, therefore, the need for a considerable number of extra dwellings was evident, if each family were to live normally in a separate dwelling unit. The estimated number of lodging families in the Halifax metropolitan area in 1941 was 3,700, with less than 100 dwellings being vacant at that time.

### Dwelling Equipment and Conveniences:

A consideration of dwelling equipment and conveniences is useful as a guide to existing housing conditions. It provides a rough basis for comparing the quality of city and fringe housing.

Plumbing facilities varied considerably. Although 98 per cent of city dwellings had running water, the fringe proportion was only 70 per cent. This difference naturally was reflected in records of bathing and toilet facilities. While 82 per cent of city dwellings had private flush toilets, the corresponding proportion for fringe area dwellings was 66 per cent. Similarly 73 per cent of city dwellings had private baths, while only 61 per cent of fringe dwellings possessed them. Proportions of shared toilets and baths were higher in the city than in the fringe area, reflecting higher proportions of households with lodging families. In the fringe area 30 per cent of dwellings had no inside toilet, as compared with 3 per cent in the city, while 35 per cent had no bathtub or shower as compared with 19 per cent of city dwellings similarly situated.

Stoves provided the most usual source of heat in both fringe and city dwellings, 45 per cent of the former and 43 per cent of the latter being so heated. Of those remaining, hot air heated the greatest number of fringe dwellings and hot water or steam the greatest number of city dwellings.

Gas or electric cooking stoves were the exception in both city and fringe areas. Only 14 per cent of fringe area dwellings were so equipped, and 30 per cent of city dwellings. However, practically all metropolitan area homes were lighted by electricity. Forty-one per cent of fringe dwellings had no refrigeration facilities as compared with 29 per cent of those in the city.

A further index of economic status is provided by proportions of dwellings with radio, vacuum cleaner, telephone and automobile. In the fringe area, 15 per cent of households had all of these conveniences, while 7 per cent had none. For the city, corresponding percentages were 17 and 5.

### Owner-Occupied Homes - Value, Mortgage Outstanding, Taxes:

Although Halifax ranks fairly high among the larger Canadian cities in the matter of home values, 48 per cent of owner-occupied homes in 1941 were valued by the owners at less than \$4,000. The average for the fringe area was \$2,839, and \$4,353 for the city proper. In the city 47 per cent were encumbered by mortgages as compared with 29 per cent in the fringe area, the respective average amounts of mortgage principal outstanding being \$2,026 and \$1,304. Interest rates on fringe area mortgages averaged 6.4 per cent as compared with 6.1 per cent for city mortgages. These figures are almost 1 per cent above corresponding figures in Quebec and Ontario cities, but approximately on a par with those for western Canada. Whereas average home values in the city of Halifax were about 50 per cent higher than those of the fringe area, annual property tax payments averaging \$164 were more than triple the fringe average of \$53.

### Rents:

Halifax is a comparatively high rent area. In the city proper, 1941 monthly rents averaged \$32 as compared with \$23 in the fringe area. The distribution of rents covers a more scattered pattern than in most other cities, with more than 10 per cent of tenants represented in each \$5 range from \$10 to \$35 per month. As the above averages indicate, the proportion of households paying fairly high rents (\$35 or more) is greater in the city than in the fringe area--33 per cent and 12 per cent respectively.

### Earnings of Wage-Earner Families:

Wage-earner families, as noted in the introduction, comprise 68 per cent of all households in Halifax city, and 71 per cent of those in the surrounding metropolitan fringe. They provide an accurate index of the earning power of the city as a whole, since a good portion of the remaining households are headed by small independent enterprisers who balance the more wealthy but comparatively small group of employers. Earnings of wage-earner families averaged \$1,701 in the fringe area and \$2,020 in the city proper. The annual earnings of more than 50 per cent of wage-earner family heads fell below \$1,500 in 1941. Current figures doubtless are higher but 1941 levels may have considerable significance for housing plans involving post-war financial settlements.

### Tenant Rent-Earnings Relationships:

Regardless of whether homes are to be built for renting or for sale, relationships between rent and earnings are an important consideration. One-fifth of income is a reasonable maximum proportion which can be devoted to shelter costs for families with incomes under \$2,000, without skimping on food or other living requirements. Any considerable proportion of households paying more than this fraction provides evidence of financial strain and may be an indication of malnutrition or crowding.

To get a clear-cut picture of relationships between earnings and rents from 1941 census records, it is necessary to limit considerations to single family wage-earner households. Wage-earner single family tenant households in the Halifax metropolitan area numbered approximately 8,400 out of a total of about 12,000 tenant households of all kinds. The over-all total included at least 2,100 tenant households composed of two or more families, a group in which rent-earnings relationships are typically less satisfactory than for the single family type.

In the Halifax metropolitan area, one-third of wage-earner families received \$1,100 or less in 1941, while another third received from \$1,101 to \$1,700. Family earnings averages in the lower and middle thirds of the wage-earner group amounted to \$735 and \$1,371 respectively. These figures are of special significance in considering the distribution of rents in the lower and middle third earnings groups.

### Proportions of Single Family Wage-Earner Households in the Lower and Middle Third Family Earnings Groups Paying Specified Rents, Halifax, 1941.

| <u>Monthly Rent</u><br>\$                            | <u>Lower Third</u>                                       | <u>Middle Third</u>         |
|--|--|-----------------------------|
|  | <u>Wage-Earner Families</u><br>(Percentages of Families) | <u>Wage-Earner Families</u> |
| - 20 .....   | 62.6   | 34.2                        |
| 20 - 34 .....  | 29.0   | 49.7                        |
| 35 + .....   | 8.4  | 16.1                        |
| Estimated Number of<br>Single Family Households .... | 2,800  | 2,800                       |

Families with average income of \$735 cannot afford monthly shelter costs averaging more than \$12.25 if one-fifth of income be accepted as the upper limit which may reasonably be devoted to shelter. Likewise families with average income of \$1,371 can afford monthly shelter costs averaging not more than \$22.85.

Actual rents for tenants in the lower third of the Halifax family earnings range, i.e., \$1,100 a year or less, averaged \$18 a month. This was about 50 p.c. more than the estimated amount they could afford. In 1941 there would be in the neighbourhood of 4,000 tenant households of all kinds in this group, about two-thirds of which were paying more than 20 p.c. (or \$12.25) of income for shelter. In the middle earnings range (from \$1,101 to \$1,700 a year) the situation was better. Rents averaged \$26 a month as compared with \$22.85 representing one-fifth of earnings. About 40 p.c. of tenant households in this group of 4,000 were estimated to have exceeded one-fifth of income for shelter.

Family income tends to average slightly higher than actual earnings but the difference is characteristically small. Allowing for this and also for a possible understatement of earnings to census enumerators, it is still clear that many tenant households in Halifax were paying higher rents than a normal distribution of income would dictate.

C. - City Proper.  
F. - Metropolitan Fringe.  
M.A. - Metropolitan Area.

## HOUSING DATA - GREATER HALIFAX, 1941

| MONTHLY RENTALS  |                     |    |      | VALUE OF OWNER-OCCUPIED HOMES                            |                     |    |      | ANNUAL MORTGAGE PAYMENTS<br>ON<br>OWNER-OCCUPIED HOMES                              |                     |                     |         |
|--|---------------------|----|------|--|---------------------|----|------|---|---------------------|---------------------|---------|
| Amount<br>\$   | Percentage of Homes |    |      | Value<br>\$  | Percentage of Homes |    |      | Amount<br>\$  | Percentage of Homes |                     |         |
| 0  | C.                  | F. | M.A. | 1 - 999  | C.                  | F. | M.A. | 1 - 499   | C.                  | F.                  | M.A.    |
| 1 - 9  | 3                   | 8  | 4    | 1000 - 1999  | 9                   | 21 | 13   | 500 - 999   | 17                  | 13                  | 16      |
| 10 - 14  | 11                  | 15 | 11   | 2000 - 3999  | 15                  | 15 | 15   | 1000 - 1499   | -                   | -                   | -       |
| 15 - 19  | 15                  | 18 | 16   | 3000 - 4999  | 22                  | 22 | 22   | 1500 - 1999   | 1                   | -                   | -       |
| 20 - 24  | 13                  | 17 | 15   | 4000 - 5999  | 16                  | 9  | 13   | 2000 +  | 1                   | -                   | 1       |
| 25 - 29  | 13                  | 16 | 14   | 5000 - 6999  | 10                  | 6  | 9    | Average Payment*... \$319. \$243. \$301.  |                     |                     |         |
| 30 - 34  | 10                  | 11 | 10   | 6000 - 7999  | 9                   | 2  | 7    | * Includes both interest and principal.   |                     |                     |         |
| 35 - 39  | 7                   | 6  | 7    | 7000 - 8000 - 10999                                      | 5                   | 1  | 3    | MORTGAGE INTEREST RATES<br>ON<br>OWNER-OCCUPIED HOMES<br>(on Mortgages Outstanding) |                     |                     |         |
| 40 - 49  | 12                  | 4  | 10   | 8000 - 11000 - 15999                                     | 8                   | 4  | 7    | Rate  |                     | Percentage of Homes |         |
| 50 - 59  | 8                   | 1  | 6    | 16000 +  | 3                   | -  | 2    |   |                     | C.                  | F. M.A. |
| 60 +   | 6                   | 1  | 5    |  | 1                   | -  | 1    | 4 per cent  |                     | 2                   | 5 3     |
| Total Rented<br>Dwellings .....  |                     |    |      | Total Number .....                                       |                     |    |      | 4,927 2,539 7,466   |                     |                     |         |
| Average Monthly Rent \$ 32. \$ 23. \$ 30.                                    |                     |    |      | Average Value .....                                      |                     |    |      | \$4,353. \$2,839. \$4,145.  |                     |                     |         |
| PERCENTAGE OF ALL TENANT HOMES FOR WHICH<br>RENT INCLUDES SPECIFIED SERVICES |                     |    |      | MORTGAGE OUTSTANDING<br>ON<br>OWNER-OCCUPIED HOMES       |                     |    |      |   |                     |                     |         |
| Service  | Percentage of Homes |    |      | Amount<br>\$   | Percentage of Homes |    |      |   |                     |                     |         |
|  | C.                  | F. | M.A. | 1 - 999  | C.                  | F. | M.A. |   |                     |                     |         |
| Use of Furniture .....   | 4                   | 6  | 5    | 1000 - 1999  | 26                  | 39 | 28   |   |                     |                     |         |
| Heat .....   | 13                  | 7  | 12   | 2000 - 2999  | 22                  | 35 | 25   |   |                     |                     |         |
| Garage .....   | 8                   | 16 | 9    | 3000 - 3999  | 22                  | 15 | 21   |   |                     |                     |         |
|  |                     |    |      | 4000 - 4999  | 14                  | 6  | 12   |   |                     |                     |         |
|  |                     |    |      | 5000 - 5999  | 8                   | 3  | 7    |   |                     |                     |         |
|  |                     |    |      | 6000 - 6999  | 4                   | 2  | 4    |   |                     |                     |         |
|  |                     |    |      | 7000 - 7999  | 3                   | -  | 2    |   |                     |                     |         |
|  |                     |    |      | 8000 - 8999  | -                   | -  | -    |   |                     |                     |         |
|  |                     |    |      | 9000 +   | -                   | -  | -    |   |                     |                     |         |
|  |                     |    |      |  | 1                   | -  | 1    |   |                     |                     |         |
| TENANTS  |                     |    |      | OWNER-OCCUPIED HOMES                                     |                     |    |      |   |                     |                     |         |
|  | Percentage of Homes |    |      |  |                     |    |      |   |                     |                     |         |
|  | C.                  | F. | M.A. |  |                     |    |      |   |                     |                     |         |
| Owner-Occupants .....  | 76                  | 41 | 38   |  |                     |    |      |   |                     |                     |         |
| Tenant-Occupants .....   | 64                  | 59 | 62   |  |                     |    |      |   |                     |                     |         |
| Total Number of<br>Occupied Dwellings.. 13,514 6,188 19,702                  |                     |    |      | Owner-Occupied<br>Homes Mortgaged .....                  |                     |    |      | 2,300 700 3,000   |                     |                     |         |
|  |                     |    |      | Average Amount .....                                     |                     |    |      | \$7,026 \$1,304. \$1,670.   |                     |                     |         |
|  |                     |    |      | Percentage of<br>Owner-Occupied<br>Homes Mortgaged ..... |                     |    |      | 47 29 41  |                     |                     |         |
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C. - City Proper.  
F. - Metropolitan Fringe.  
M.A. - Metropolitan Area.

## HOUSING DATA - GREATER HALIFAX, 1941

## ROOMS PER DWELLING - ALL DWELLINGS

| No. of Rooms            | Percentage of Dwellings |       |        |
|-------------------------|-------------------------|-------|--------|
|                         | C.                      | F.    | M.A.   |
| 1                       | 1                       | 1     | 1      |
| 2                       | 5                       | 5     | 5      |
| 3                       | 11                      | 8     | 10     |
| 4                       | 16                      | 19    | 16     |
| 5                       | 18                      | 17    | 18     |
| 6                       | 22                      | 24    | 23     |
| 7                       | 15                      | 13    | 14     |
| 8                       | 6                       | 8     | 7      |
| 9                       | 4                       | 2     | 3      |
| 10                      | 2                       | 2     | 2      |
| 11 +                    | 1                       | 1     | 1      |
| Number of Dwellings     | 13,514                  | 6,188 | 19,702 |
| Average Number of Rooms | 5.5                     | 5.5   | 5.5    |

PROPORTION OF DWELLINGS IN BUILDINGS WITH SPECIFIED  
NUMBERS OF DWELLING UNITS

| Dwelling Units<br>per Building | Percentage of Households |       |        |
|--------------------------------|--------------------------|-------|--------|
|                                | C.                       | F.    | M.A.   |
| 1                              | 44                       | 82    | 53     |
| 2                              | 33                       | 13    | 28     |
| 3                              | 6                        | 2     | 5      |
| 4 - 10                         | 15                       | 3     | 12     |
| 11 - 15                        | 1                        | -     | 1      |
| 16 +                           | 1                        | -     | 1      |
| Number of Dwellings            | 13,514                   | 6,188 | 19,702 |

## HEATING SYSTEM - ALL DWELLINGS

| Kind                | Percentage of Dwellings |       |        |
|---------------------|-------------------------|-------|--------|
|                     | C.                      | F.    | M.A.   |
| Steam or Hot Water  | 42                      | 23    | 38     |
| Hot Air             | 15                      | 32    | 19     |
| Stove               | 43                      | 45    | 43     |
| Number of Dwellings | 13,514                  | 6,188 | 19,702 |

## PERSONS PER HOUSEHOLD - ALL HOUSEHOLDS

| No. of Persons            | Percentage of Households |       |        |
|---------------------------|--------------------------|-------|--------|
|                           | C.                       | F.    | M.A.   |
| 1                         | 2                        | 3     | 2      |
| 2                         | 15                       | 18    | 16     |
| 3                         | 18                       | 17    | 18     |
| 4                         | 17                       | 24    | 19     |
| 5                         | 14                       | 13    | 14     |
| 6                         | 11                       | 10    | 11     |
| 7                         | 8                        | 5     | 7      |
| 8                         | 6                        | 4     | 5      |
| 9                         | 3                        | 2     | 3      |
| 10                        | 2                        | 3     | 2      |
| 11                        | 1                        | -     | 1      |
| 12 +                      | 3                        | 1     | 2      |
| Number of Households      | 13,514                   | 6,188 | 19,702 |
| Average Number of Persons | 4.9                      | 4.4   | 4.7    |

## YEARS IN PRESENT DWELLING - ALL HOUSEHOLDS

| Years                   | Percentage of Households |       |        |
|-------------------------|--------------------------|-------|--------|
|                         | C.                       | F.    | M.A.   |
| Under 1 Year            | 3                        | 3     | 3      |
| 1                       | 17                       | 20    | 18     |
| 2                       | 12                       | 9     | 11     |
| 3                       | 11                       | 10    | 11     |
| 4                       | 7                        | 6     | 7      |
| 5                       | 7                        | 6     | 6      |
| 6 - 10                  | 17                       | 17    | 17     |
| 11 - 15                 | 8                        | 6     | 7      |
| 16 - 20                 | 7                        | 7     | 7      |
| 21 - 30                 | 7                        | 11    | 8      |
| 31 +                    | 4                        | 5     | 5      |
| Number of Households    | 13,514                   | 6,188 | 19,702 |
| Average Number of Years | 8.2                      | 9.1   | 8.5    |

## COOKING FUEL - ALL DWELLINGS

| Kind                | Percentage of Dwellings |       |        |
|---------------------|-------------------------|-------|--------|
|                     | C.                      | F.    | M.A.   |
| Gas or Electricity  | 30                      | 14    | 26     |
| Wood                | 3                       | 14    | 5      |
| Coal                | 49                      | 46    | 49     |
| Coal Oil or Other   | 18                      | 26    | 20     |
| Number of Dwellings | 13,514                  | 6,188 | 19,702 |

## SUMMARY OF CONDITION AND CONVENIENCES

## Dwellings -

|                                    | Percentage of Dwellings |    |      |
|------------------------------------|-------------------------|----|------|
|                                    | C.                      | F. | M.A. |
| 1. Needing external repair         | 24                      | 18 | 22   |
| 2. Heated by steam or hot water    | 42                      | 23 | 38   |
| 3. Heated by hot air               | 15                      | 32 | 19   |
| 4. With electric lighting          | 99                      | 97 | 99   |
| 5. With running water              | 98                      | 70 | 91   |
| 6. With mechanical refrigeration   | 25                      | 20 | 23   |
| 7. With ice refrigeration          | 46                      | 36 | 44   |
| 8. With gas or electric cooking    | 30                      | 14 | 26   |
| 9. With private flush toilet       | 82                      | 66 | 79   |
| 10. With shared flush toilet       | 15                      | 4  | 12   |
| 11. With private bathtub or shower | 72                      | 61 | 69   |
| 12. With shared bathtub or shower  | 9                       | 4  | 8    |
| 13. With telephone                 | 73                      | 52 | 68   |
| 14. With electric vacuum cleaner   | 35                      | 31 | 34   |
| 15. With automobile                | 29                      | 34 | 30   |
| 16. With radio                     | 93                      | 92 | 92   |
| 17. With 13, 14, 15 and 16 above   | 17                      | 15 | 16   |

C. - City Proper.  
F. - Metropolitan Fringe  
M.A. - Metropolitan Area.

## HOUSING DATA - GREATER HALIFAX, 1941

OCCUPATIONAL STATUS OF HOUSEHOLD HEADS

| Status             | Percentage of Households |    |      |
|--------------------|--------------------------|----|------|
|                    | C.                       | F. | M.A. |
| Wage-Earner .....  | 68                       | 71 | 69   |
| Own Account .....  | 10                       | 7  | 9    |
| Employer .....     | 3                        | 2  | 3    |
| Retired .....      | 7                        | 9  | 7    |
| No Pay .....       | -                        | -  | -    |
| Other Income ..... | 1                        | -  | 1    |
| Homemaker .....    | 11                       | 11 | 11   |

Number of Households ..... 13,514    6,188    19,702

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGERS

| Lodgers  | Percentage of Households |    |      |
|----------|--------------------------|----|------|
|          | C.                       | F. | M.A. |
| 1 .....  | 55                       | 67 | 57   |
| 2 .....  | 19                       | 21 | 19   |
| 3+ ..... | 26                       | 12 | 24   |

Estimated Number of Households with Lodgers ..... 1,900    500    2,400

HOUSEHOLDS WITH SPECIFIED NUMBER OF LODGING FAMILIES

| Lodging Families | Percentage of Households |    |      |
|------------------|--------------------------|----|------|
|                  | C.                       | F. | M.A. |
| 1 .....          | 79                       | 90 | 81   |
| 2 .....          | 17                       | 8  | 15   |
| 3+ .....         | 4                        | 2  | 4    |

Estimated Number of Households with Lodging Families ..... 2,300    700    3,000

EARNINGS PER PERSON\* IN RELATION TO CROWDING FOR SINGLE  
WAGE-EARNER FAMILIES, HALIFAX, CITY PROPER

| Earnings per Person | Average Number of Rooms per Person |
|---------------------|------------------------------------|
| \$                  |                                    |
| 0 - 99 .....        | .7                                 |
| 100 - 199 .....     | .9                                 |
| 200 - 299 .....     | .9                                 |
| 300 - 399 .....     | 1.0                                |
| 400 - 499 .....     | 1.3                                |
| 500 - 599 .....     | 1.5                                |
| 600 - 699 .....     | 1.4                                |
| 700 - 799 .....     | 1.9                                |
| 800 - 899 .....     | 1.8                                |
| 900 - 999 .....     | 2.1                                |
| 1000 + .....        | 2.1                                |

\* Family Earnings divided by total persons in family.  
Single families only, with husband and wife both living in the home.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS  
(Metropolitan Area)

| Amount            | Percentage of Families |    |      |
|-------------------|------------------------|----|------|
|                   | C.                     | F. | M.A. |
| \$                |                        |    |      |
| 0 - 499 .....     | 8                      | 8  | 8    |
| 500 - 999 .....   | 19                     | 21 | 20   |
| 1000 - 1499 ..... | 30                     | 33 | 30   |
| 1500 - 1999 ..... | 19                     | 20 | 20   |
| 2000 - 2499 ..... | 10                     | 12 | 10   |
| 2500 - 2999 ..... | 4                      | 3  | 3    |
| 3000 - 3999 ..... | 5                      | 3  | 4    |
| 4000 - 4999 ..... | 2                      | -  | 2    |
| 5000 - 5999 ..... | 2                      | -  | 2    |
| 6000 + .....      | 1                      | -  | 1    |

Estimated Number of Families .... 8,500    3,000    11,500  
Average Earnings ..... \$1,586.    \$1,401.    \$1,562.

ANNUAL EARNINGS OF WAGE-EARNER FAMILY HEADS  
(City Proper)

| Amount            | Percentage of Families |         |       |
|-------------------|------------------------|---------|-------|
|                   | Owners                 | Tenants | Total |
| \$                |                        |         |       |
| 0 - 499 .....     | 4                      | 9       | 8     |
| 500 - 999 .....   | 11                     | 23      | 19    |
| 1000 - 1499 ..... | 27                     | 31      | 30    |
| 1500 - 1999 ..... | 24                     | 17      | 19    |
| 2000 - 2499 ..... | 12                     | 9       | 10    |
| 2500 - 2999 ..... | 5                      | 3       | 4     |
| 3000 - 3999 ..... | 5                      | 5       | 5     |
| 4000 - 4999 ..... | 5                      | 1       | 2     |
| 5000 - 5999 ..... | 5                      | 1       | 2     |
| 6000 + .....      | 2                      | 1       | 1     |

Estimated Number of Families .... 2,800    5,700    8,500  
Average Earnings ..... \$2,037.    \$1,423.    \$1,586.

RELATION OF CROWDING TO EARNINGS OF HOUSEHOLD HEADS:

| Amount            | All Wage-Earner Families | Wage-Earner Households with less than 1 Room per Person |
|-------------------|--------------------------|---|
|                   | p.c.                     | p.c.  |
| \$                |                          |   |
| 0 - 499 .....     | 8                        | 17  |
| 500 - 999 .....   | 19                       | 28  |
| 1000 - 1499 ..... | 30                       | 30  |
| 1500 - 1999 ..... | 19                       | 17  |
| 2000 - 2499 ..... | 10                       | 5   |
| 2500 - 2999 ..... | 4                        | 1   |
| 3000 - 3999 ..... | 5                        | 1   |
| 4000 - 4999 ..... | 2                        | -   |
| 5000 - 5999 ..... | 2                        | 1   |
| 6000 + .....      | 1                        | -   |

Average Earnings ..... \$1,586.    \$1,148.

### HALIFAX HOUSING MAPS

The usefulness of housing census maps depends upon a clear understanding of the material they represent and the method of preparation. These maps have not the precision of material obtained from an intensive survey; they should be considered rather as first approximations useful as a guide to intensive investigation. Census sub-divisions are the smallest unit available for analysis of housing census data. These areas generally include several blocks grouped without regard to housing conditions, so that the boundaries of conditions indicated are likely to be approximate.

The shading of the maps is based upon certain characteristics of wage-earner families in each area. Wage-earner families, i.e., those whose chief bread-winner receives a salary, wages upon a rate or piece-work basis, or employees receiving commissions, usually form a preponderant proportion of all households. These families will ordinarily live in homes commensurate with the income they receive. High-salaried workers will live in good residential areas while low-paid workers have to accommodate themselves with homes they can afford. The third map is of special significance since it indicates the proportion of wage-earner households in each sub-district. Other maps should be studied in relation to this one and to the map showing population density which is based on the total population regardless of household type.

Considerable proportions of any large city are non-residential, and the character of adjacent residential areas is influenced by the land use of these non-residential sections. A distinction has been made, therefore, between sections which are primarily industrial and commercial, parks, cemeteries, sparsely populated, and unoccupied. The population density map shows that many people live in industrial and commercial districts. Sparsely populated sections have been marked but no housing attributes shown because their characteristics are not considered clearly enough determined to warrant shading as populated residential areas. This would give a wrong impression of the extent of housing development, and perhaps of its ultimate character. Land marked as park areas may not represent formal parks, but also includes play fields and extensive open space around institutions such as hospitals, convents, etc.

One further point should be kept in mind. The housing census was taken in 1941, and in some areas considerable building has occurred since that time. Arbitrary adjustments have been made in three Halifax areas\*, in two of which recent building has greatly improved the general standard of housing. The third area provides an example of a sub-district containing some of the best and some of the worst homes in the city; this sub-district has been divided into two parts. It has been considered reasonable to base the shading of maps upon expert opinion in these cases.

#### Comment on Individual Maps

1. Reference Map. This map has been prepared to show transportation routes and the location of primary schools, both of which have a direct bearing upon the housing problem. Names of some of the principal streets have been listed for reference purposes.
2. Population Density. Each dot represents 50 persons. There is no significance in the exact position of the dots, but the total number within a sub-district is significant, and serves to indicate clearly the congested areas and the more sparsely populated residential areas.
3. Proportion of Wage-Earner Households. Since all subsequent maps are based only upon records for wage-earner households, it is important to have a correct impression of the proportions of wage-earner households in each area. There are very few, for example, in the strip between Connaught Avenue - Armdale Road and the Northwest Arm. However, in all except a very few sub-districts the proportion is over 40 per cent, and in more than half of the residential area it is above 60 per cent.
4. Crowding. Study of this map particularly in relation to population density and the occurrence of two-or-more family households (Map No.5) is suggested. Any household with less than one room per person is considered to be crowded. For example, 4 persons in a 4-room dwelling would have to sleep two to a room in order to have a kitchen and one other room free for living purposes; another person in this case would produce crowding in either sleeping or living space. Crowding was most severe in 1941 in the north-western section of the city.

\* Locations of these areas are as follows:

1. Between Windsor Street and Chebucto Road.
2. Between Robie Street and Lady Hammond Road.
3. Between Young Avenue and Franklyn Street south of C.N.R. right-of-way.

5. Households with two or more Families. Two or more families living in a dwelling originally meant for one family represents an unsatisfactory housing condition. It may be due to poverty or to lack of space, but in either case corrective measures appear desirable. It is not uncommon for single families to have sufficient means to provide for a small low-rent dwelling, without being able to secure one. Their only alternative is to share a higher rent dwelling with another family.
6. Prevailing Family Earnings Levels. Family earnings are closely related to housing and living standards. Family earnings include the total annual earnings of all members of private families, but exclude those of lodgers and domestics. Rent from boarders or lodgers is not counted as earnings. In households of two or more families, only the earnings of the principal family are counted, all sub-tenant family earnings being excluded. (See definition of wage-earner.)
7. Levels of Housing and Living Conveniences. Accurate criteria for judging the quality of housing accommodation are extremely difficult to determine. This map has been based upon information about the dwelling and about living conveniences available to the household. The large number of factors employed has necessitated a complicated system of combinations in order to allocate all dwellings into six groups. The reasonableness of this grouping, however, is supported by the close relationship between this map and the preceding one based on family earnings. Factors considered in establishing the six groups were: condition of external repair, plumbing facilities, electric lighting, cooking and refrigeration facilities, vacuum cleaner, telephone, and automobile. The first two factors mentioned were originally used as a basis of preparing this map, but proved unreliable for some areas.

Group 1 includes nothing but dwellings which are almost certainly below acceptable housing standards. All such dwellings were defective either with regard to condition of repair or plumbing, and occupant households possessed none of the more usual city conveniences such as electric or gas cooking stoves, refrigerators; neither had they vacuum cleaners, telephones or automobiles. Group 2 was only slightly better, including many dwellings in need of repair or without standard plumbing, but with a few conveniences. Groups 3, 4 and 5 are similar, but not until Group 5 is reached, are dwellings always satisfactory so far as external repair and plumbing are concerned, although many households in Groups 3 and 4 have most of the conveniences noted above. Group 6 has all conveniences, satisfactory condition of repair, and standard plumbing. Family earnings averages in the Maritimes for the six levels of housing and living conveniences were as follows in 1941:

|               | \$    |               | \$    |
|---------------|-------|---------------|-------|
| Level 1 ..... | 923   | Level 4 ..... | 2,129 |
| " 2 .....     | 1,144 | " 5 .....     | 2,108 |
| " 3 .....     | 1,595 | " 6 .....     | 3,180 |

8. Low Rent Dwellings. This map shows areas in which dwellings renting for less than \$20 a month are to be found. Such dwellings are most prevalent in crowded areas with low levels of housing and conveniences.
9. Owner-Occupied Homes. This map may be used for two purposes. The shading for tenant-occupied dwellings would be roughly reversed from that shown for owner-occupied dwellings. Tenure, earnings, and standards maps show generally similar patterns.

#### Definitions for Statistical Tables.

1. Dwelling. The dwelling may be considered as the home of the household. The dwelling is structurally separate and may be a single house, apartment, one section of a semi-detached house or row of houses, rooms in business premises, etc. Dwelling, dwelling unit, and home are used interchangeably.
2. Household. For purposes of housing analysis it is necessary to consider all persons sleeping in a dwelling unit as members of the same household. The housing census household, therefore, is a broader group than the household as defined by the population census. The latter considers a household to be a person or group of persons living as a separate housekeeping unit. The housing census household adds to this, the multiple family groups in which each one maintains separate sleeping and eating quarters in the same dwelling. Two or more families may maintain such arrangements in a single house which has not been partitioned off into flats or apartments. Average numbers of persons per housing census household will be slightly larger than corresponding population census averages.

Definitions for Statistical Tables. (Cont'd)

3. Family Earnings. The total wages received in the year ending June 2, 1941, by parents and children of private families whose head is a wage-earner. This figure is a useful index of income levels in urban areas since families of this type comprise nearly 70 per cent of all urban households. It will be noted that family earnings exclude the income of lodgers and servants living with wage-earner families, and that the sum of family wages may be something less than the total of family income from all sources. The latter difference is usually small.
4. Value of Homes. The owner's estimate of the market value of the home on June 2, 1941.
5. External Repairs. Enumerators were instructed to consider the following defects under the heading of external repairs: (1) cracked or leaning exterior walls, (2) shingled roofs with warped or missing shingles, (3) chimneys cracked or with missing bricks, and (4) unsafe outside steps or stairways.
6. Homemaker. A woman responsible for the domestic management of a home, but not receiving salary or wages.




# HALIFAX, N.S.

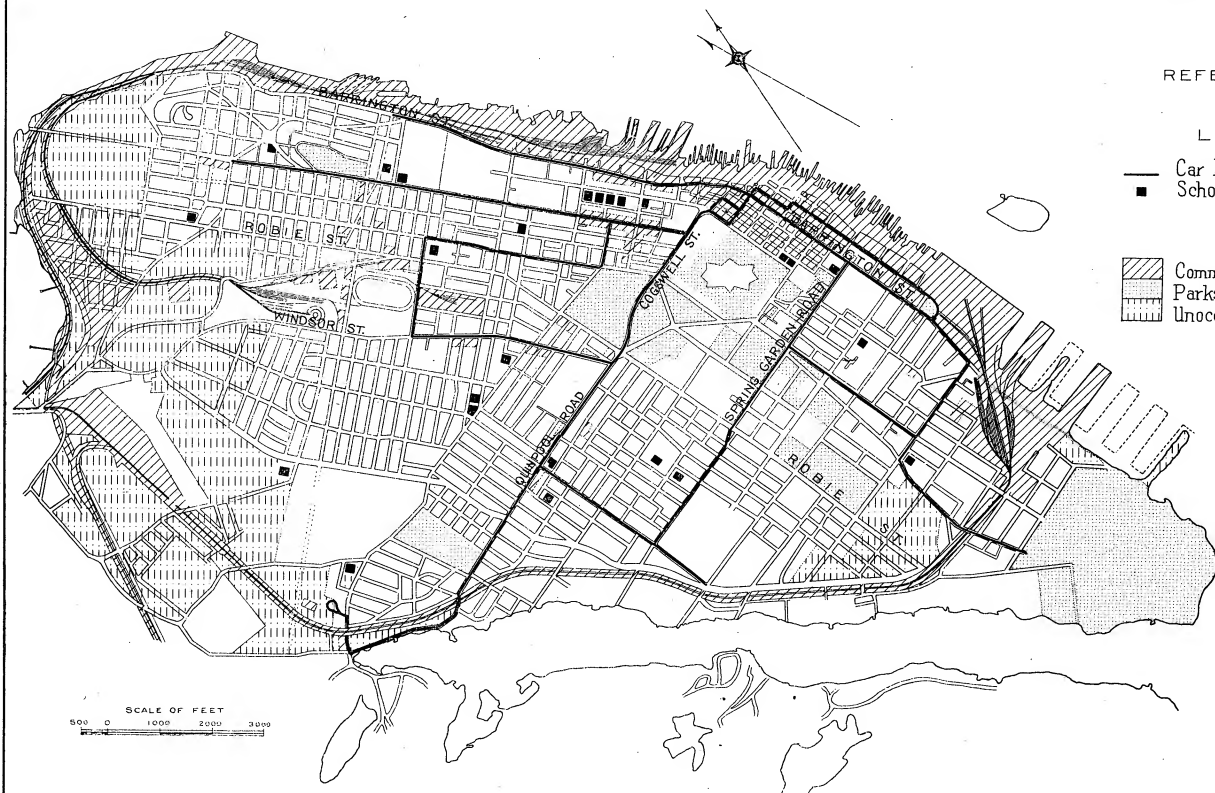
1941

REFERENCE MAP

## LEGEND

- Car Lines
- Schools (primary)

-  Commercial and Industrial areas
-  Parks
-  Unoccupied areas






SCALE OF FEET  
500 0 1000 2000 3000

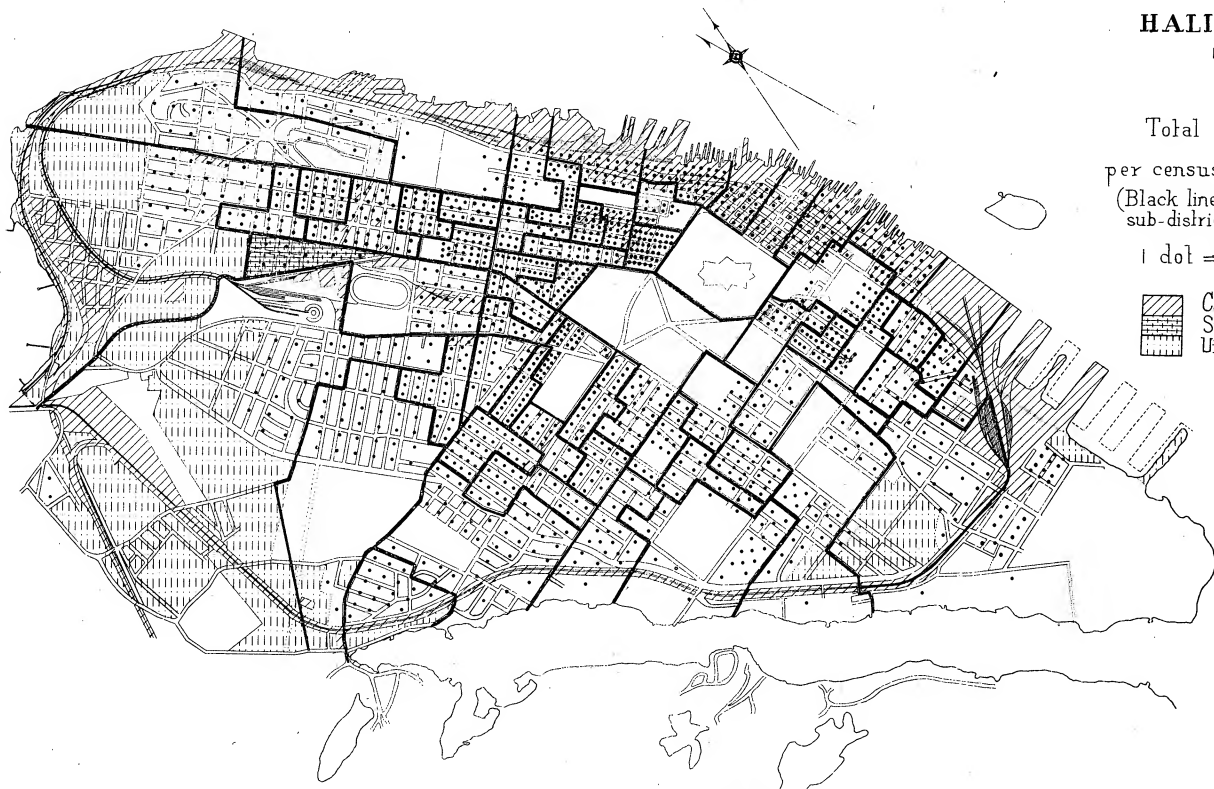
# HALIFAX, N.S.

1941

Total Population  
per census sub-district  
(Black lines mark census  
sub-district boundaries)

1 dot = 50 persons

 Commercial and Industrial  
 Sparsely populated areas  
 Unoccupied areas

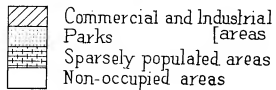
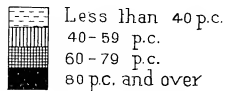


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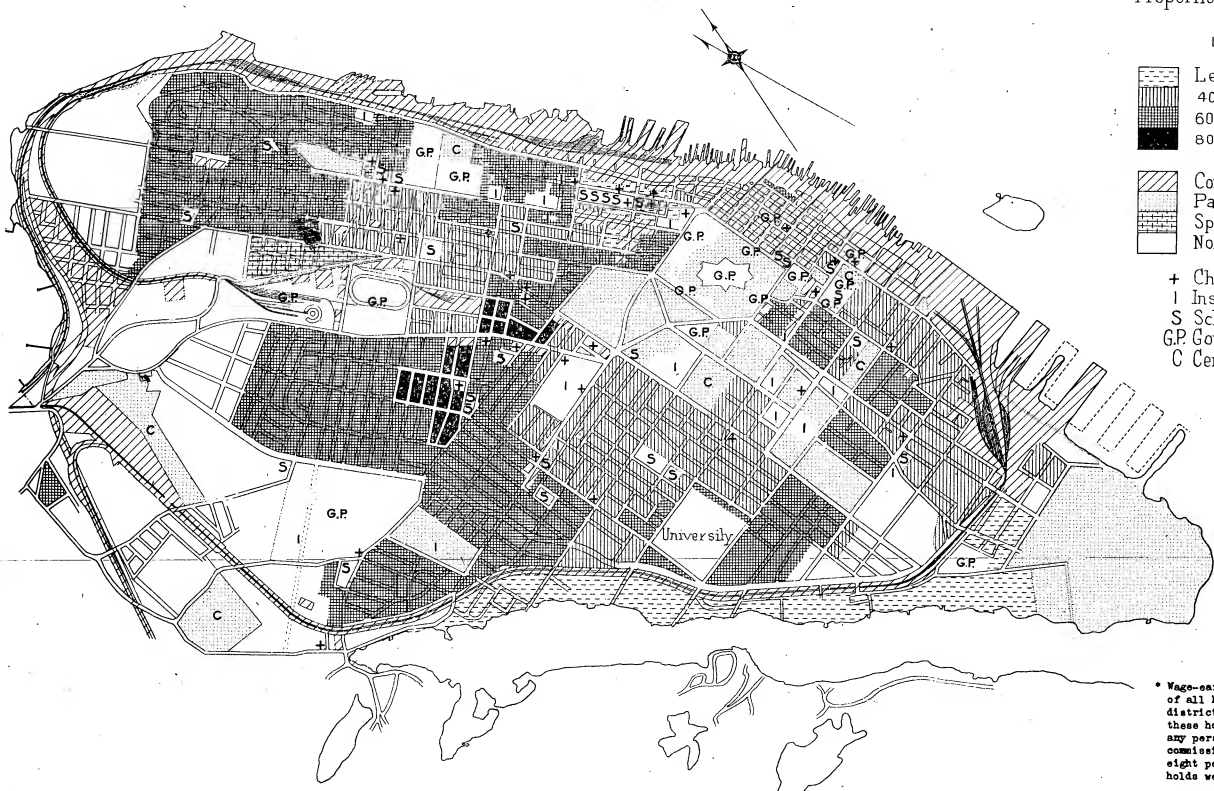
1941

Proportions of wage-earner\*  
households

## LEGEND



+ Churches  
 I Institutions  
 S Schools  
 G.P. Government properties  
 C Cemeteries



\* Wage-earner households as a percentage of all households in each census sub-district. The chief bread-winner in these households is a wage-earner, i.e., any person who works for salary, wages, commission, or on piece rates. Sixty-eight per cent of all Halifax households were of this type in 1941.

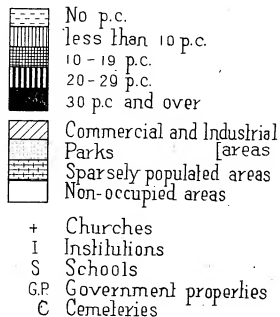


# HALIFAX, N.S.

1941

Crowded households\*

## LEGEND

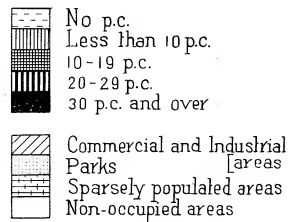


\* Percentages of wage-earner households in each census sub-district with less than one room person, i.e., living in dwellings with fewer rooms than there are persons in the household. Kitchens count as rooms, but bathrooms, hallways, unfinished cellars and attics do not.

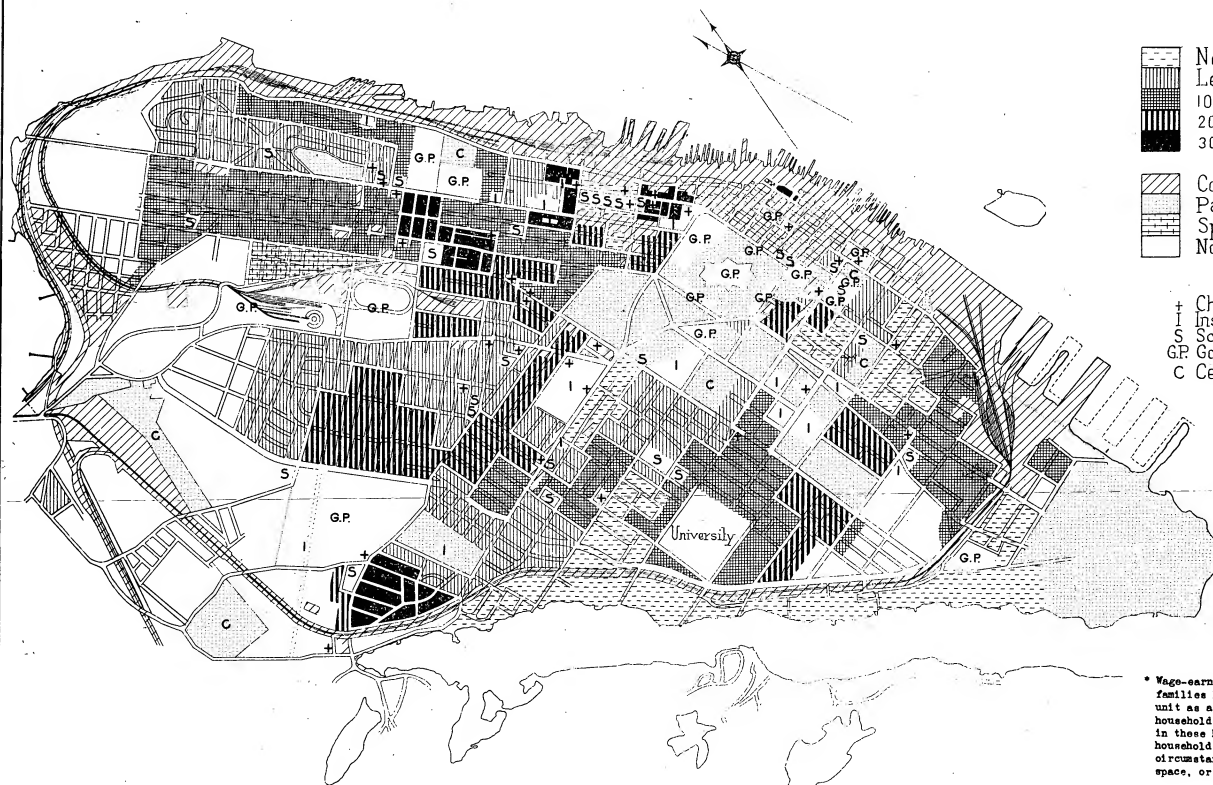
# HALIFAX, N.S.

"Doubled-up" families<sup>1941</sup>\*

## LEGEND



+ Churches  
 I Institutions  
 S Schools  
 G.P. Government properties  
 C Cemeteries







\* Wage-earner households with two or more families living together in one dwelling unit as a percentage of all wage-earner households. Crowding is found more often in these households than in one-family households; it may be due to economic circumstances of the families, to lack of space, or more commonly to both.





# HALIFAX, N.S.

1941

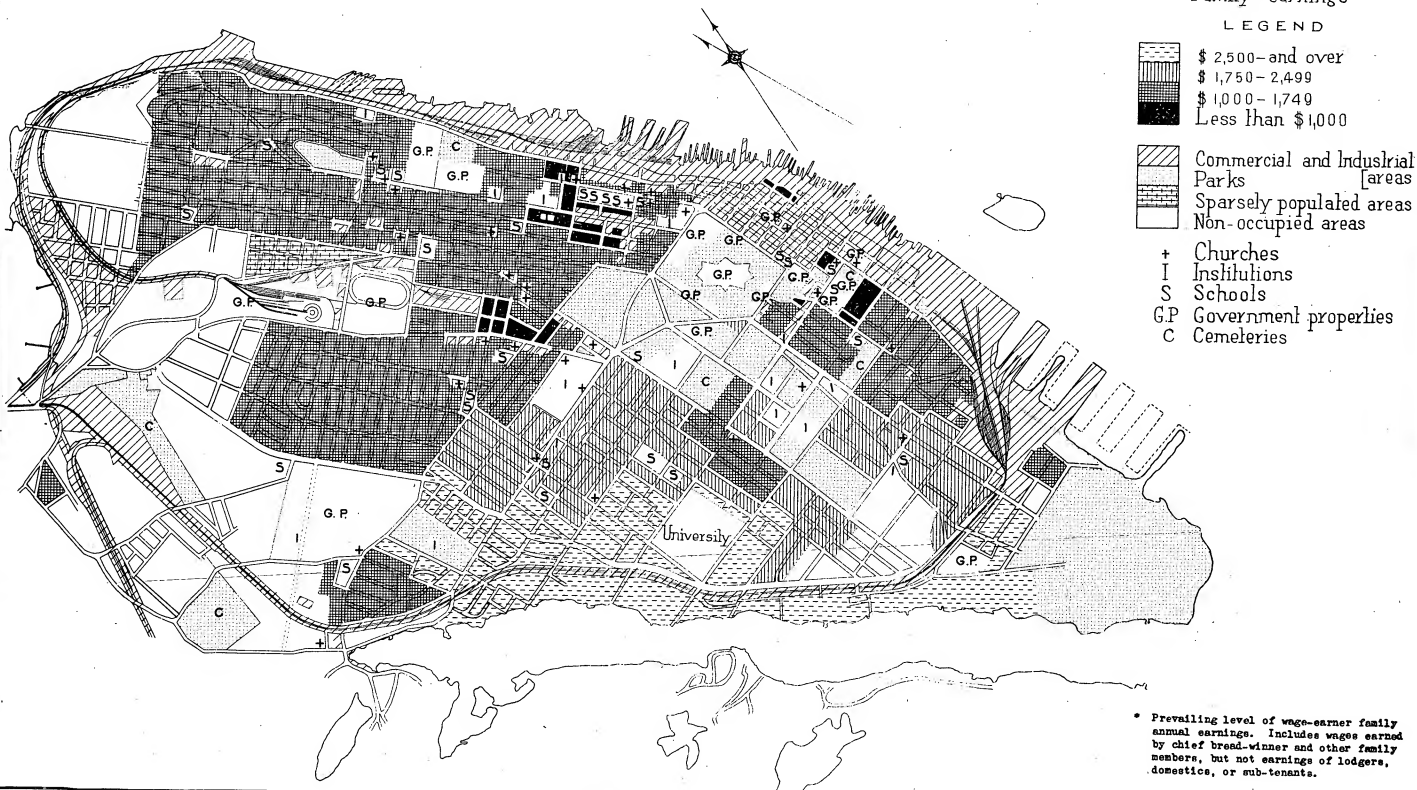
Family earnings\*

## LEGEND

|   |                   |
|---|-------------------|
|  | \$ 2,500-and over |
|  | \$ 1,750-2,499    |
|  | \$ 1,000-1,749    |
|  | Less than \$1,000 |

|   |                                 |
|---|---------------------------------|
|  | Commercial and Industrial areas |
|  | Parks                           |
|  | Sparsely populated areas        |
|  | Non-occupied areas              |

|      |                       |
|------|-----------------------|
| +    | Churches              |
| I    | Institutions          |
| S    | Schools               |
| G.P. | Government properties |
| C    | Cemeteries            |



\* Prevailing level of wage-earner family annual earnings. Includes wages earned by chief bread-winner and other family members, but not earnings of lodgers, domestics, or sub-tenants.

# HALIFAX, N.S. 1941 Prevailing levels of Housing and Conveniences\*

## LEGEND



Group 6  
" 5  
" 4  
" 3  
" 2  
" 1



Commercial and Industrial  
Parks areas  
Sparsely populated areas  
Non-occupied areas

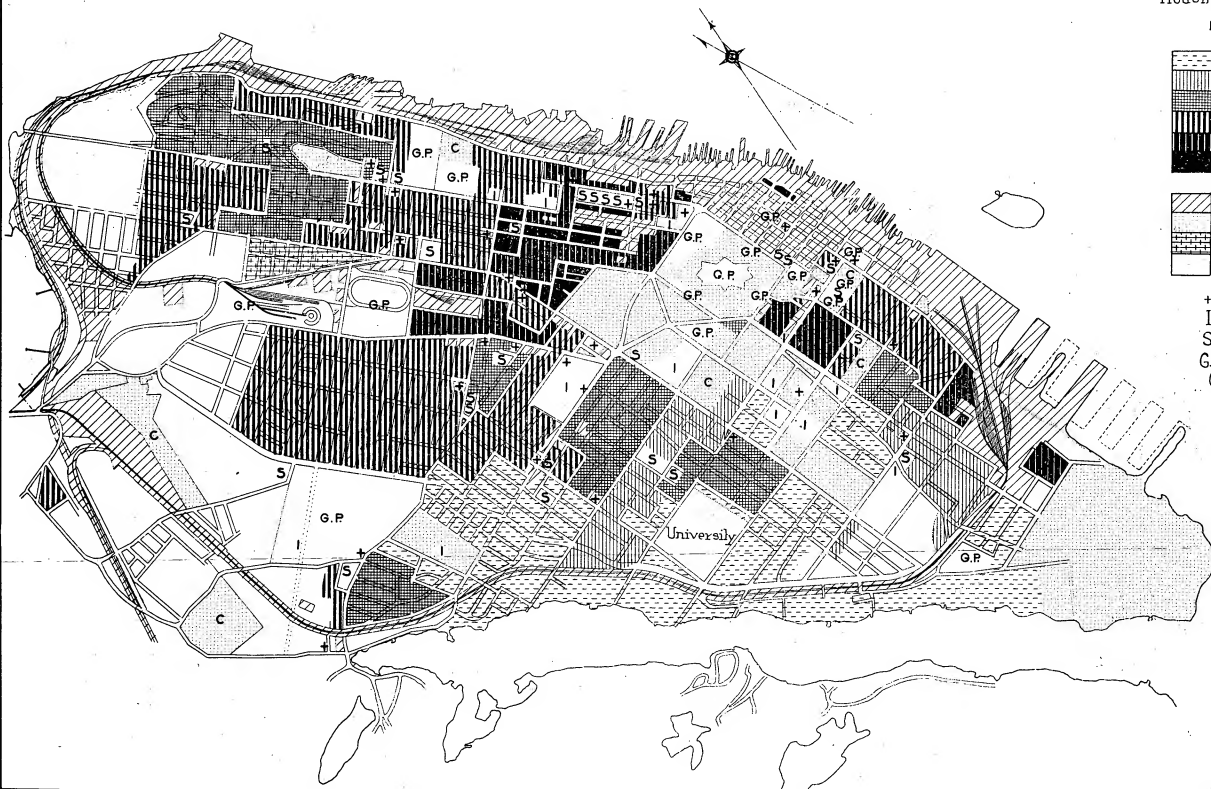
+ Churches  
I Institutions  
S Schools  
GP Government properties  
C Cemeteries

\* Six levels of housing and convenience have been arbitrarily selected, No. 1 being the lowest and No. 6 the highest.

**Level 1** - Requiring external repair, or lacking private toilet and bath, or lacking electric light and having none of the following: gas or electric stoves, refrigerator, vacuum cleaner, telephone or automobile.

**Level 5** - These households live in homes in good repair, with private toilet, bath and electric light and have all the conveniences listed above.

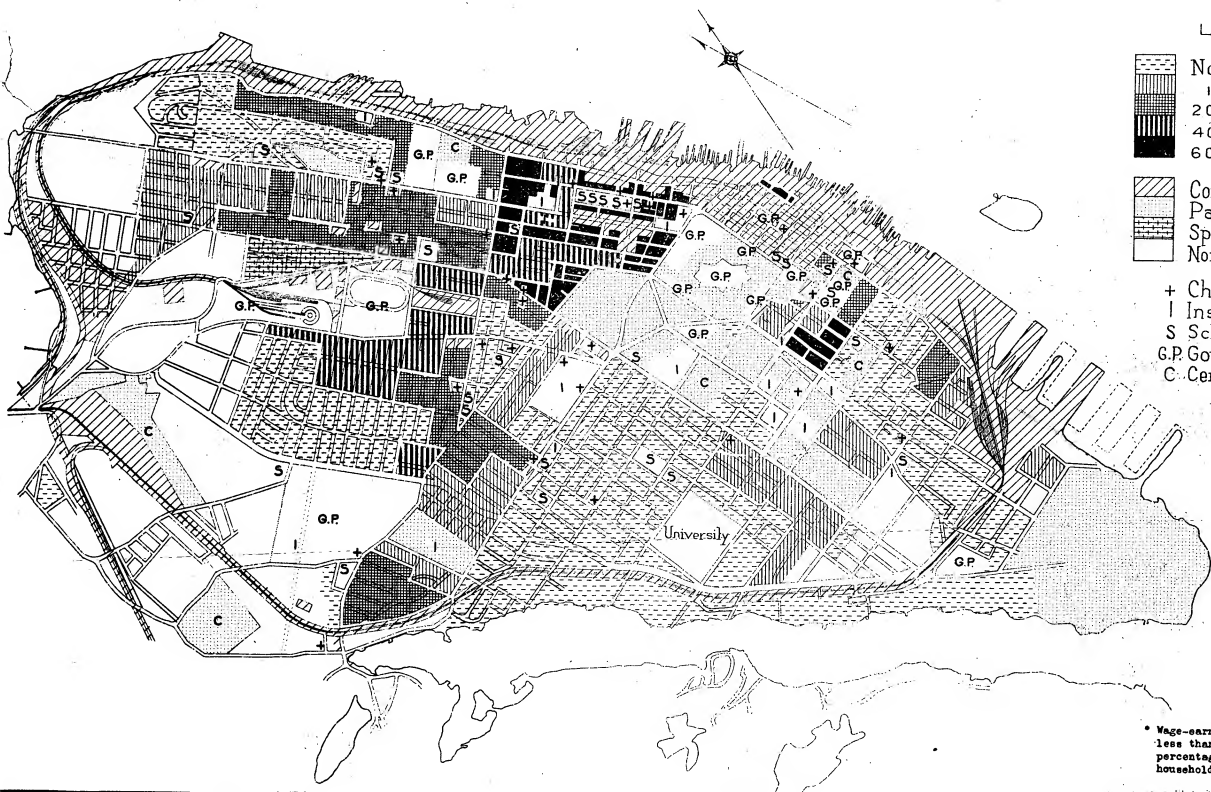
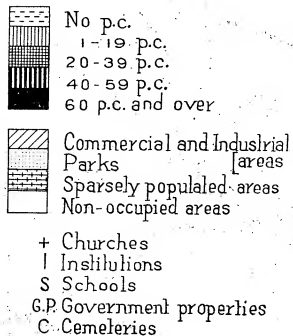
**Levels 2-5** - Represent progressive gradations between one and six which are accompanied by steps upward in average earnings levels.



# HALIFAX, N.S.

1941  
Low rents\*

## LEGEND



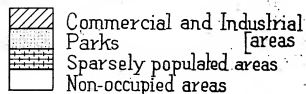
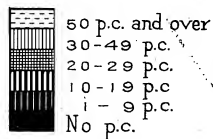
\* Wage-earner tenant households paying less than \$20 a month for rent, as a percentage of all wage-earner tenant households in each census sub-district.

# HALIFAX, N.S.

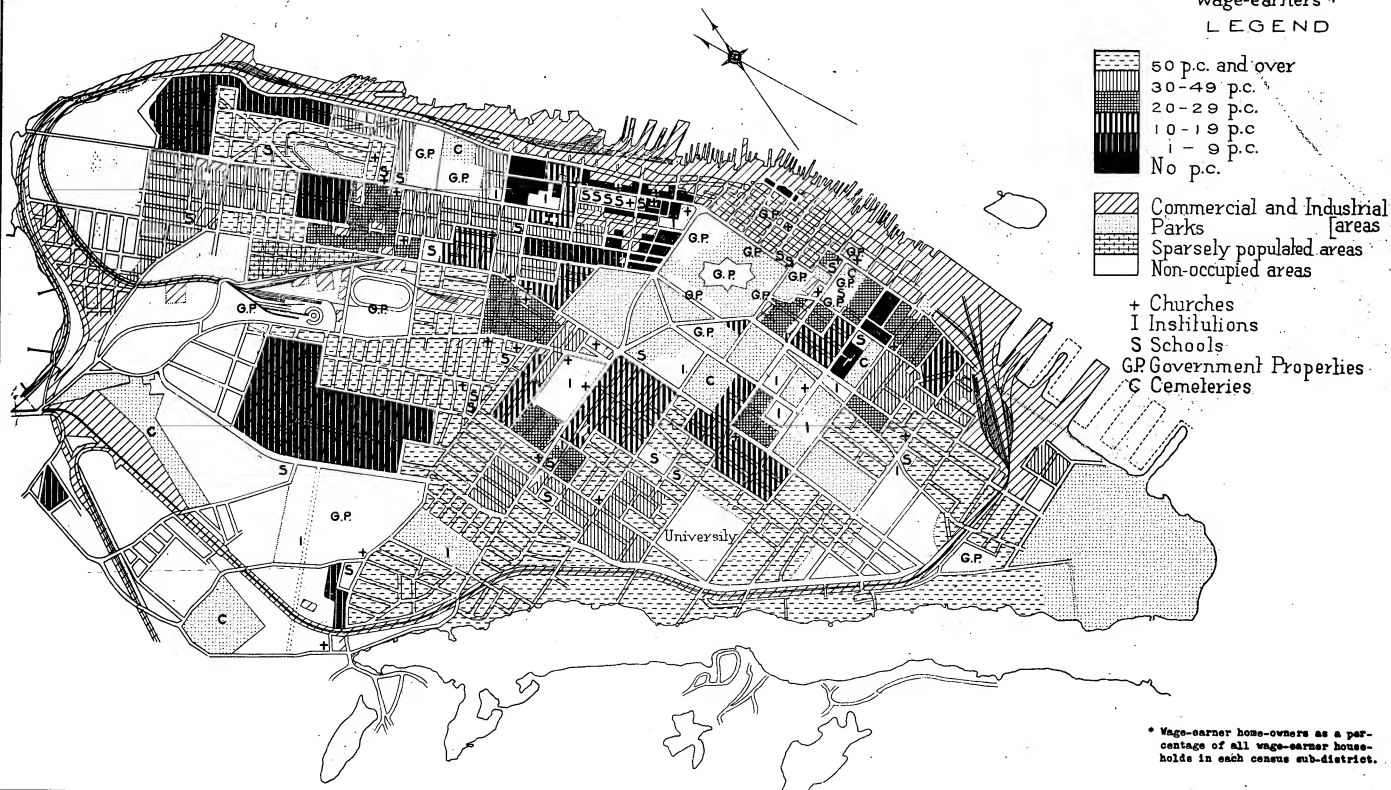
1941

Home ownership among  
wage-earners \*

## LEGEND



+ Churches  
I Institutions  
S Schools  
G.P. Government Properties  
C Cemeteries



\* Wage-earner home-owners as a percentage of all wage-earner households in each census sub-district.

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